

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, March 19, 2013 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Ed Dunn, Jeff Meyer

ABSENT: Mary Sieben,

The meeting was called to order at 6:30 p.m.

### **MINUTES OF FEBRUARY, 2013**

*Motion was made by Rick Fischbach to approve the minutes as written, second by Ed Dunn, all in favor and carried.*

Mayor Grutsch was present at the Planning Commission meeting. He discussed the road access (Chris Denn) that was discussed at the March City Council meeting. Mr. Grutsch would like to make sure that any issues that deal with land use come before the planning commission before any city council meeting. The Planning Commission was presented with some information at their February meeting but the prospective buyer, Chris Denn did not personally appear before the Planning Commission.

### **CHICKEN ORDINANCE**

The Planning Commission discussed the Chicken Ordinance from Maplewood that was presented as a sample ordinance. The Planning Commission members talked about how the city would be affected by adopting this type of ordinance. They discussed several different issues that they could see could become problems. The questioned the noise that there would be from the chickens, the smell there could possibly be if the owners were not cleaning the pens up on a regular basis, would there be any fire hazards associated with the dust and feathers and also the waste that could possibly leach into the lakes. Chicken waste is very high in phosphorous and we have a very low water table in Avon. The main concern was the hydrology/topology and the environmental concerns that could come from allowing chickens in the city. The question also came up of who would police the chicken ordinance. We would probably have to do some kind of registration through the city with leg bands on the chickens. We would also have to have some kind of permit in order to construct the chicken coops because Amy would need to make sure the property owners are meeting all regulations set forth in the ordinance.

### **AVON ESTATES**

The Planning Commission reviewed the ordinance regarding combining lots in Avon Estates, Block 3. The Planning Commission understands the importance of selling these lots and generating revenue from sales. They discussed that the plat was drawn the way it was not only to generate a certain amount of money from each lot sale but also the topography and total design of the platted area needs to work together. They discussed the aesthetics of the development and also the fact that Ray Schmidt of the Public Works will need to approve lot consolidations in the event there are any easement or utilities on these lot lines. The Planning Commission feels if a large number of lots in Avon Estates are allowed to be combined, the City will be losing a large amount of tax base down the road. The Planning Commission agreed that they would entertain the thought of approving further sections of the Avon Estates development to consolidate lots after Block 3 is full. Right now the Planning Commission will deal with any lot consolidation requests on a case-by-case basis.

## NOTES

Letter to Klein regarding part outside  
Letter to Bill Kelly regarding CUP

*Meeting was adjourned at 7:55 p.m.*

Respectfully submitted,  
Amy Pease